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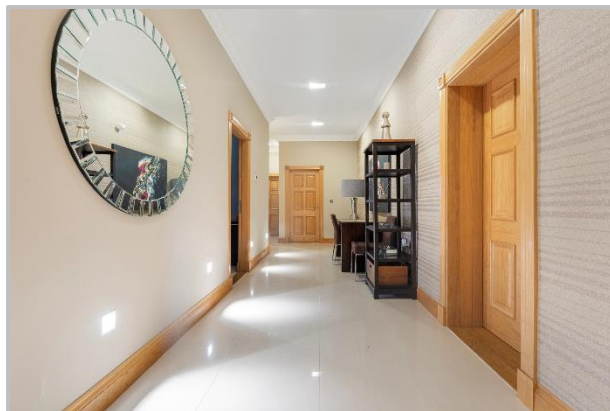
Apartment 6 Coutts House, Summerhill Road, Onchan, IM3 1NW

Asking Price £650,000

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Discover a sophisticated modern residence at Coutts House, Set within a private gated estate. This elegant ground-floor apartment welcomes you with a light-filled entrance hall featuring tiled floors and a video entry system, leading to a guest WC and convenient storage cloaks. The spacious lounge/diner is a dual-aspect sanctuary with ornate coving and a seamless transition to a private balcony. A stylish, contemporary kitchen boasts walnut wood-effect cabinetry, black granite worktops, a generous island with an induction hob and extractor, and integrated appliances including fridge/freezer, double ovens, and microwave. A practical utility room provides additional workspace and plumbing for a washing machine, complemented by an iLight control system. The study offers flexible space to work or unwind. The master bedroom is generously sized with built-in wardrobes and an en-suite featuring a jacuzzi bath, walk-in double shower, basin, and WC. The second bedroom is also a comfortable double with its own en-suite shower room. Coutts House is accessed via a private driveway with sweeping block paving, offering ample parking. Residents enjoy a superb leisure and relaxation suite on the lower ground floor, complete with a swimming pool, gymnasium, sauna, and spa. A dedicated concierge service provides peace of mind and support in your absence. The beautifully maintained landscaped grounds and surrounding trees create a private and exclusive ambiance, making this a standout property in a prestigious setting.



LOCATION

Travel north along Douglas Promenade, turn off up Summerhill and continue, just before you reach the mini roundabout the entrance to Coutts Apartments can be found on your left hand side.

COMMUNAL ENTRANCE

APARTMENT 6

PRIVATE ENTRANCE

HALLWAY

7' 10" x 15' 1" (2.4m x 4.6m)

LIVING ROOM

16' 9" x 12' 10" (5.1m x 3.9m)

DINING AREA

16' 5" x 7' 7" (5m x 2.3m)

KITCHEN

15' 5" x 8' 6" (4.7m x 2.6m)

MASTER BEDROOM

19' 0" x 9' 10" (5.8m x 3m)

ENSUITE

8' 2" x 8' 6" (2.5m x 2.6m)

BEDROOM

11' 6" x 15' 9" (3.5m x 4.8m)

BATHROOM

7' 10" x 10' 2" (2.4m x 3.1m)

UTILITY ROOM

6' 11" x 9' 6" (2.1m x 2.9m)

OUTSIDE

Private garage with a generous mezzanine store within the roof, accessed by a pull down ladder. A parking stand is also allocated within the communal grounds.

TENURE

LEASEHOLD - 999 years.

SERVICE CHARGE: £5229 per annum. Expected increase to £5810 per annum for 2026. Management Company: The Coutts House Management Company Ltd.

DAYTIME CONCIERGE

A Concierge service will be provided between 8am and 6pm weekdays and 9am to 12 noon on Saturdays. The team are available to provide all manner of assistance including - making appointments, organising laundry and dry cleaning, arranging domestic help or catering, organising taxis, theatre tickets, restaurant bookings, sourcing services available in the Treatment Room (beauty, physio, orthotics, massage, alternative, holistic therapy etc.) arranging gym instruction, personal training, swimming lessons etc. The Concierge team can provide help and advice on all island facilities and regular what's on news. Importantly, the Concierge team provides a direct link to the Management Company.

POOL, SPA, SAUNA, GYM AND TREATMENT ROOM

The swimming pool is 10 meters long. The Jacuzzi spa is set alongside the pool near the relaxation area. The sauna is accessed from the pool area and a separate treatment room, accessed from the pool or changing area, is available for Apartment owners to reserve for various treatments or therapies. The gymnasium is equipped with CV and weight training machinery. Male and Female changing areas include toilets, showers and lockers and provide access to the pool.

SERVICES

Mains services are connected.

VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

POSSESSION

Currently tenanted until end of December 2025.

The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

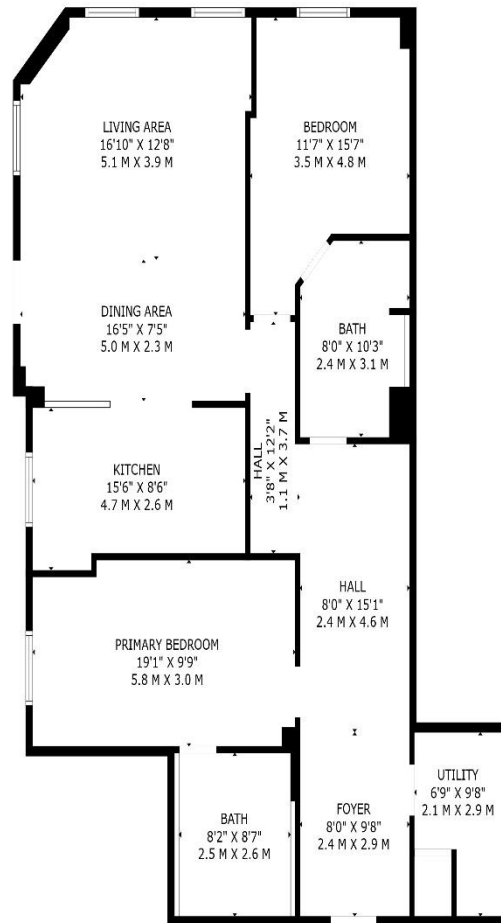
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TOTAL: 1225 sq. ft, 114 m2

FLOOR 1: 1225 sq. ft, 114 m2

EXCLUDED AREAS: UTILITY: 54 sq. ft, 5 m2, WALLS: 83 sq. ft, 7 m2

FLOOR PLAN CREATED BY INVISSION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Since1854



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